



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CF-03167	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	BRICE BARRETT AND AMY S BARRETT		
PROPERTY ADDRESS:	2041 S COMO ROAD, PORTLAND, IN 47371		
CITY, STATE AND COUNTY:	PORTLAND, INDIANA (IN) , JAY		

SEARCH INFORMATION

SEARCH DATE:	10/08/2025	EFFECTIVE DATE:	10/07/2025
NAME(S) SEARCHED:	BARRETT AMY AND BARRETT BRICE		
ADDRESS/PARCEL SEARCHED:	2041 S COMO ROAD, PORTLAND, IN 47371/38-06-32-101-003.000-022 AND 38-06-32-101-004.001-022		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRICE BARRETT AND AMY BARRETT, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JAMES A. FANCIL AND MARY C. FANCIL, HUSBAND AND WIFE
DATED DATE:	07/06/2004	GRANTEE:	BRICE BARRETT AND AMY BARRETT, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	07/07/2004
INSTRUMENT NO:	0402415		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF GREENE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

IN THE FOLLOWING DESCRIBED REAL ESTATE IN JAY COUNTY, IN THE STATE OF INDIANA, TO-WIT:

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 13 EAST IN GREENE TOWNSHIP, JAY COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A POINT EIGHT HUNDRED THIRTEEN AND FIVE TENTHS (813.5) FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 13 EAST, FOR THE POINT OF BEGINNING AND RUNNING THENCE WEST TWO HUNDRED EIGHTEEN AND SEVEN TENTHS (218.7) FEET TO THE POINT OF INTERSECTION WITH THE CENTER LINE OF COUNTY ROAD #71; THENCE IN A SOUTHEASTERLY DIRECTION ON AND ALONG THE CENTER LINE OF SAID COUNTY ROAD #71, FIVE HUNDRED FIFTY-ONE (551) FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF THE NORTHEAST QUARTER, FIVE HUNDRED SEVENTEEN AND FIVE TENTHS (517.5) FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 1.29 ACRES, MORE OR LESS.

ALSO, A PART OF THE NE 1/4 OF SECTION 32, T23N, R13E SECOND PRINCIPAL MERIDIAN, GREENE TOWNSHIP, JAY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A CORNERSTONE AT THE NORTHEAST CORNER OF THE NE 1/4 OF SECTION 32, T23N, R13E; THENCE WEST ALONG THE NORTH LINE OF THE NE1/4 A DISTANCE OF SEVEN HUNDRED FORTY EIGHT AND FORTY HUNDREDTHS (748.40) FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE S 00 DEGREES 29' 07" WEST (ASSUMED BEARING) A DISTANCE OF FIVE HUNDRED ELEVEN AND SEVENTY FIVE HUNDREDTHS (511.75) FEET TO AN IRON PIN; THENCE N 88 DEGREES 53' 34" WEST A DISTANCE OF SEVENTY SEVEN AND FORTY SIX HUNDREDTHS (77.46) FEET TO AN IRON PIN; THENCE N 01 DEGREE 52' 14" EAST A DISTANCE OF FIVE HUNDRED ELEVEN AND EIGHT HUNDREDTHS (511.08) FEET TO AN IRON PIN ON THE NORTH LINE OF THE NE 1/4; THENCE S 89 DEGREES 30' 00 EAST ALONG THE NORTH LINE OF THE NE 1/4 A DISTANCE OF SIXTY FIVE AND TEN HUNDREDTHS (65.10) FEET TO THE POINT OF BEGINNING. CONTAINING .84 ACRE, MORE OR LESS.

Obion (066)	Jan 1 Owner	Current Owner	COUNTRY CLUB RD 4689			
Tax Year 2026 Reappraisal 2023	PUCKETT MICHAEL L ETUX		Ctrl Map:	Group:	Parcel:	PI:
	LISA C		029I	A	002.00	SI:
	4689 COUNTRY CLUB RD					000
	SOUTH FULTON TN 38257					

Value Information

Land Market Value:	\$12,000
Improvement Value:	\$143,600
Total Market Appraisal:	\$155,600
Assessment Percentage:	25%
Assessment:	\$38,900

Subdivision Data**Subdivision:**

BELLE MEADE

Plat Book:	Plat Page:	Block:	Lot:
7	11		2

Additional Information**General Information****Class:** 00 - Residential**City #:****Special Service District 1:** 000**District:** 16**Number of Buildings:** 1**Utilities - Water/Sewer:** 01 - PUBLIC / PUBLIC**Utilities - Gas/Gas Type:** 01 - PUBLIC - NATURAL
GAS**City:****Special Service District 2:** 000**Neighborhood:** G40**Number of Mobile Homes:** 0**Utilities - Electricity:** 01 - PUBLIC**Zoning:****Residential Building #: 1****Improvement Type:**

01 - SINGLE FAMILY

Exterior Wall:

11 - COMMON BRICK

Heat and AC:

8 - HEAT AND COOLING PKG

Quality:

1 - AVERAGE

Square Feet of Living Area:

1485

Foundation:

02 - CONTINUOUS FOOTING

Roof Framing:

02 - GABLE/HIP

Cabinet/Millwork:

03 - AVERAGE

Interior Finish:

10 - PANEL-PLAST-DRYWALL

Bath Tiles:

00 - NONE

Shape:

01 - RECTANGLE

Stories:

1.00

Actual Year Built:

1972

Plumbing Fixtures:

5

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

11 - CARPET COMBINATION

Paint/Decor:

03 - AVERAGE

Electrical:

03 - AVERAGE

Structural Frame:

00 - NONE

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	POL - SWIMMING POOL		648
1	UTB - UTILITY BUILDING		80

Sale Information

Long Sale Information list on subsequent pages

Land Information

Deed Acres: 0	Calculated Acres: 0	Total Land Units: 1	
Land Code	Soil Class		Units
01 - RES			1.00

Building Sketch**Building Areas**

Areas	Square Feet
BAS - BASE	1,485
UTF - UTILITY FINISHED	117
OPF - OPEN PORCH FINISHED	32
CPF - CARPORT FINISHED	300
CPU - CARPORT UNFINISHED	208

Sale Information						
Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/7/2001	\$70,000	26B	146	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
5/5/1998	\$69,500	24O	466	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/13/1995	\$71,000	24C	244	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
1/1/1976	\$30,000	18O	489	I - IMPROVED	WD - WARRANTY DEED	D -

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY THOUSAND AND NO/100 DOLLARS (\$70,000.00), cash in hand paid, the receipt of all of which is hereby acknowledged, **EVERETT EUGENE GUTHRIE** and **PATRICIA GUTHRIE**, husband and wife, of 4689 Country Club Road, South Fulton, Tennessee 38257, First Parties, hereinafter referred to as the bargainors, have bargained and sold, and by these presents do hereby sell, bargain, transfer and convey unto **MICHAEL L. PUCKETT** and **LISA C. PUCKETT**, husband and wife, of 2254 East State Line Road, Martin, TN 38237, Second Parties, hereinafter referred to as bargainees, all of our right, title, and interest in and to a certain tract or parcel of land situated in the 16th Civil District of Obion County, Tennessee, more particularly described as follows, to wit:

BEGINNING at a stake on the West right-of-way margin of the Country Club Road at Freddie G. Roberts' northeast corner; thence in a Westerly direction 185 feet with Roberts' north line to a stake at his northwest corner in the East boundary of Lot #11 of Bellemeade Subdivision; thence North 11° 40 minutes West 100 feet with the East boundary of said Lot #11 to a stake at the northeast corner of the same which is also the southeast corner of Lot #10 and the southwest corner of Lot #3 in said subdivision; thence North 87° East 185 feet with the South boundary of Lot #3 in said subdivision to a stake on the West right-of-way margin of the Country Club Road; thence in a Southerly direction 112 feet to the West right-of-way margin of said road to the beginning corner. This description includes all of Lot #2 of Bellemeade Subdivision, a plat of which is of record in the Register's Office, Obion County, Tennessee, in Plat Book 7, page 11. This conveyance is subject to certain building restrictions which are incorporated herein by reference and which are of record in the Register's Office, Obion County, Tennessee, in Deed Book 35-Q, pages 51-53.

FOR REFERENCE: Map 29-I, Group A, Parcel 2

BEING THE SAME PROPERTY conveyed to Everett Eugene Guthrie and wife, Patricia Ann Guthrie, from Gerhard H. Wegschaidler and wife, Mary L. Wegschaidler, by deed dated May 5, 1998, and of record in DB 24-O, page 466, ROOCT.

THE PROPERTY DESCRIPTION HEREIN WAS GIVEN BY THE BARGAINORS AND ANY DEFECTS THEREIN ARE NOT THE RESPONSIBILITY OF THE ATTORNEY PREPARING THIS INSTRUMENT.

This conveyance is made subject to any restrictive covenants of record in the aforesaid Register's Office for said county.

This is improved property known as 4689 Country Club Road, South Fulton, TN 38257.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as that contained in the prior deed of record.

IT IS UNDERSTOOD AND AGREED that 2001 ad valorem real property taxes will be prorated between the parties hereto as of the date of closing.

TO HAVE AND TO HOLD the said lot or parcel of land together with the appurtenances, estate, title, and interest thereto belonging to the said bargainees as tenants by the entirety with right

THIS INSTRUMENT PREPARED BY THE
UNDERSIGNED ON THE BASIS OF
INFORMATION FURNISHED BY THE PARTIES

BY: 

WHITESSELL LAW OFFICES
104 NELSON TRIPP PLACE
FULTON, KENTUCKY 42041-1048

of survivorship, their heirs and assigns forever. And we do covenant with the said bargainees that we are lawfully seized and possessed of said land in fee simple, have good right to convey, and the same is unencumbered.

And we do further covenant and bind ourselves, our heirs, and representatives to forever warrant and defend the title to said land to the said bargainees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Words used herein in the singular shall, when appropriate, include the plural and the plural to mean the singular; also any gender used herein shall, when appropriate, be construed to mean and refer to the other gender.

IN TESTIMONY WHEREOF, witness our signatures on this 7th day of May 2001.

STATE OF TENNESSEE, OBION COUNTY

ASSESSOR OF PROPERTY

BY [Signature]
FILED 5-7 2001 AT 3:30 O'CLOCK
PAG 291 GR A PR 2.00

[Signature]
Everett Eugene Guthrie

[Signature]
Patricia Guthrie

STATE OF KENTUCKY

COUNTY OF FULTON

Personally appeared before me, the undersigned Notary Public in and for the state and county aforesaid, duly commissioned and qualified, Everett Eugene Guthrie and Patricia Guthrie, bargainors within, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal of office this 7th day of May 2001.

My Commission Expires: 4-7-2004
Person(s) Responsible for Payment of Property Taxes:
Michael L. Puckett
4869 Country Club Road
South Fulton, TN 38257

[Signature]
Notary Public

STATE OF KENTUCKY
COUNTY FULTON

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$ 70,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7th day of May 2001.

(SEAL)
My Commission Expires: 4-7-2004

Michael L. Puckett Lisa C. Puckett
Affiant Patricia Guthrie

[Signature]
Notary Public

State of Tennessee, Obion County

This instrument was filed May 7, 2001
Time 3:30 P.M., and recorded in Book 26B
Page 146-147 State Tax paid \$ 269.00 fee 1.00
Rec. Fee \$ 0.00 Total \$ 270.00
Register [Signature] Receipt No. 9710
Notarized 5/9/2001

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Searching: PUCKETT MICHAL, Dates: 1/1/1753-12/31/9999

Search Time = 0 minute(s), 1 second(s)

10 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
1	PUCKETT MICHAL AKA [OR]	ROCKET MORTGAGE LLC FKA	TD	11/29/2021	RB	305-171
2	PUCKETT MICHAL L AKA [EE]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	REL	12/20/2021	RB	307-298
3	PUCKETT MICHAL L AKA [OR]	QUICKEN LOANS INC	TD	8/11/2017	RB	201-41
4	PUCKETT MICHAL LEE [EE]	HERITAGE BANK USA INC	RELIEN	8/25/2017	RB	201-763
5	PUCKETT MICHAL LEE [EE]	HERITAGE BANK USA INC	RELIEN	8/25/2017	RB	201-764
6	PUCKETT MICHAL LEE [OR]	HERITAGE BANK	TD	5/17/2007	TD	71X-559
7	PUCKETT MICHAL LEE [EE]	HERITAGE BANK	REL	4/27/2007	MIS	69F-187
8	PUCKETT MICHAL LEE [OR]	GIBSON ELECTRIC MEMBERSHIP CORPORATION	FF	4/5/2004	TD	65Y-173
9	PUCKETT MICHAL LEE [EE]	OLD NATIONAL BANK	REL	10/24/2002	MIS	57O-441
10	PUCKETT MICHAL LEE [OR]	HERITAGE BANK	TD	10/8/2002	TD	63P-532

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Searching: PUCKETT MICHAEL, Dates: 1/1/1753-12/31/9999

Search Time = 0 minute(s), 0 second(s)

11 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
1	PUCKETT MICHAEL [OR]	PUCKETT MICHAEL	JUDGMEN	4/25/2023	RB	352-170
2	PUCKETT MICHAEL [EE]	PORTFOLIO RECOVERY ASSOCIATES LLC	JUDGMEN	4/25/2023	RB	352-170
3	PUCKETT MICHAEL L [EE]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	REL	12/20/2021	RB	307-298
4	PUCKETT MICHAEL L [OR]	ROCKET MORTGAGE LLC FKA	TD	11/29/2021	RB	305-171
5	PUCKETT MICHAEL L [OR]	QUICKEN LOANS INC	TD	8/11/2017	RB	201-41
6	PUCKETT MICHAEL L [OR]	HERITAGE BANK	TD	10/8/2002	TD	63P-532
7 ✓	PUCKETT MICHAEL L [EE]	GUTHRIE EVERETT EUGENE	WD	5/7/2001	WD	26B-146
8	PUCKETT MICHAEL L [OR]	OLD NATIONAL BANK	TD	5/7/2001	TD	61K-776
9	PUCKETT MICHAEL LEE [OR]	GIBSON ELECTRIC MEMBERSHIP CORP.	FFCONT	2/10/2009	RB	25-790
10	PUCKETT MICHAEL LEE [OR]	HERITAGE BANK	TD	9/19/2003	TD	65N-498
11	PUCKETT MICHAEL LEE AKA [OR]	HERITAGE BANK	TD	10/8/2002	TD	63P-532

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Searching: PUCKETT LISA, Dates: 1/1/1753-12/31/9999

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11 records found

Item	Grant[OR] / Grant[EE]	Other Party	Instr.Type	Date	Class	Bk-Pg/File#
1	PUCKETT LISA [EE]	HERITAGE BANK USA INC	RELLIEN	8/25/2017	RB	201-763
2	PUCKETT LISA [OR]	HERITAGE BANK	TD	5/17/2007	TD	71X-559
3	PUCKETT LISA C [EE]	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	REL	12/20/2021	RB	307-298
4	PUCKETT LISA C [OR]	ROCKET MORTGAGE LLC FKA	TD	11/29/2021	RB	305-171
5	PUCKETT LISA C [EE]	HERITAGE BANK USA INC	RELLIEN	8/25/2017	RB	201-764
6	PUCKETT LISA C [OR]	QUICKEN LOANS INC	TD	8/11/2017	RB	201-41
7	PUCKETT LISA C [OR]	HERITAGE BANK	TD	9/19/2003	TD	65N-498
8	PUCKETT LISA C [EE]	OLD NATIONAL BANK	REL	10/24/2002	MIS	57O-441
9	PUCKETT LISA C [OR]	HERITAGE BANK	TD	10/8/2002	TD	63P-532
10	PUCKETT LISA C [OR]	OLD NATIONAL BANK	TD	5/7/2001	TD	61K-776
11	✓ PUCKETT LISA C [EE]	GUTHRIE EVERETT EUGENE	WD	5/7/2001	WD	26B-146

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